

DONNA WAREHIME, a minor, by	*	
D. RAY WAREHIME and		
CAROLINE S. WAREHIME, Her	*	No. 27504 Equity
Parents and Next Friends		
	*	In The
Plaintiffs		
	*	Circuit Court
vs.		
	*	For
	*	Frederick County
THOMAS PATRICK FLANAGAN and		
BARBARA MYERS FLANAGAN, his wife	*	Maryland
Defendants	*	
	*	

* * * * *

STATE OF MARYLAND, CARROLL COUNTY, to wit:

I, JAMES F. ERB, SR., Real Estate Broker and Appraiser, make oath that the following facts are true to the best of my knowledge, information and belief:

1. That I made a personal inspection of and appraised to the best of my skill and judgment the real property which is the subject of these proceedings, being more particularly described in the deed filed herein as Plaintiff's Exhibit No. 3, and in my opinion, the fair market value of this improved real property is Forty-two Thousand, Five Hundred Dollars (\$42,500.00).

2. That I have no present or contemplated interest in the real property which is the subject of these proceedings, and that I have made this appraisal after careful consideration of all the factors relative to the value of the land and improvements thereon and after consideration of comparable sales and other available market data.

3. That, based upon the Affidavit of D. Ray Warehime and Caroline S. Warehime filed herein as Plaintiffs' Exhibit No. 4, and the allegations of Paragraphs 7, 8 and 9 of the Amended Bill of Complaint, in my opinion, it would be in the best interests of Donna Warehime, minor Plaintiff in these proceedings, for the said real property to be conveyed unto purchasers thereof and the net